



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

66 Westford Street
Carlisle, Massachusetts 01741
Tel. (978) 369-9702
Fax (978) 369-4521
e-mail: carlplan@rcn.com

Minutes

March 28, 2005

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Discussion of coordination of long range planning efforts with Carlisle Public Schools

ANR Plan, 523 Curve Street, Map 31, Parcels 12 & 12C, George Senkler, applicant

ANR Plan, 1174 Bedford Road (corner of Skelton Road), Map 11, Parcels 9 & 9A, New Locust Realty Trust, applicant

GIS

Request for comments on "Emergency Access Plan" prepared for Costello property including and adjacent to 216 Cross Street and Bingham Road

Bicentennial Celebration

CPA

Request for review of the Comprehensive Permit Application for "Carlisle Woods," adjacent to 926 Maple Street at Billerica town line, application of Massapoag Real Estate Development Corporation (Request of Zoning Board of Appeals)

Benfield Parcel A Planning Task Force update from Phyllis Zinicola

Affordable Housing Committee update from Louise Hara

Wireless Bylaw Subcommittee

Discussion of strategy with regard to pending litigation, Valchuis et al. v. Planning Board, Berry Corner Lane, Map 7, Parcel 29 (executive session)

PB Chair **Louise Hara** called the meeting to order at 7:30 p.m. in the Clark Room at Town Hall. Board members **David Freedman, Ray Bahr, Rich Boulé, Kent Gonzales**, and **Phyllis Zinicola** were present, along with PB Administrative Assistant **Helen Boos**, and **Erika Anderson** from the *Mosquito*. The Planning Administrator, George Mansfield, and PB member Peter Stuart were absent.

Minutes

The minutes of the last meeting were reviewed and amended. Freedman **moved to accept the minutes of March 14, 2005 as amended**. Zinicola seconded the motion and it carried 5-0-1 (with Freedman abstaining).

Discussion of coordination of long range planning efforts with Carlisle Public Schools

This discussion was attended by **Marie Doyle** (Superintendent of Schools), **Steve Moore** (School Business Manager), **Wendel Sykes** (member of the School Committee), **Christy Barbee** (member of the School Building Committee) and **Ingo Szegvari**.

Planning

Hara explained that the PB would like to discuss school planning issues and time frame, and to suggest coordinating efforts. For example, because the State's 40B affordable housing legislation and the town's responses to it will increase the number of children in Carlisle's schools, the Board surmised that some of the data collected for the Affordable Housing Plan may be relevant to planning for Carlisle's schools.

Doyle explained that many Carlisle citizens have asked that the school move forward on a feasibility study/master plan, and that the State also asked for a 10-year School Master Plan. Also, she explained their immediate concerns that schools are currently operating at maximum capacity, and that there are concerns that new 40B developments would create a surge in the number of school-age children before the school has been expanded to accommodate them. She

said that if the number of children increases too suddenly, their only options would be to increase class size or rent space outside the schools, such as in churches. For the future, she said, they are looking into using modular classrooms to provide extra space. She asked that the PB give the schools as much advance notice as possible on any upcoming 40B developments, which the PB agreed to do.

Concerning planning, Moore said that, rather than relying on historical data, which has proven to be inaccurate for projecting growth in Carlisle, he would like the Affordable Housing Plan to include forward-thinking projections that show what housing in Carlisle could be like in the future. Also, he said that he would like to get the data from the Affordable Housing Committee's study of potential scenarios of what could happen with controlled versus uncontrolled 40B development, to include in the school study.

Board members noted that although the plan will be filed with the State, it will not necessarily be carried out by the Town and, if carried out, may have a substantial impact on the Town's budget that could affect the amount of funds available for schools. Also, members said that 40B is only one part of the economic equation, that many population projections are conflicting, and that there is State legislation supporting various interests that may also impact future trends in unexpected ways. They noted that it is important to have a flexible plan.

The PB agreed to speak with the affordable housing consultant to discuss issues relating to school planning and school-age population projections. Also, the PB offered assistance in site planning to evaluate, for example, placement of the modular classrooms to prevent setback or other zoning issues in advance.

WWTF

Moore reported that the project went to bid last Friday, there is a pre-bid conference on 4/8/05, and they should know the costs by 4/28/05.

In response to questions from the PB, Moore said that the new WWTF plan takes into account future growth. He said the law requires designs to take the current flow and double it to allow for growth. He said they are currently flowing 5,000 gallons per day, and they have designed the new WWTF to handle 13,500 gallons per day. He said they are also looking into options for keeping the system running during the summer months when schools are not in use, including feeding the plant dog food. PB members discussed one possibility that would involve tying other properties into the system, such as neighboring Village Court senior housing. It was generally agreed that the schools' WWTF could possibly be used to benefit a wider portion of the Town than originally anticipated, and the PB suggested that expanding the benefit of the WWTF beyond the school might be a win-win situation for selling the project to the town.

ANR Plan, 523 Curve Street, Map 31, Parcels 12 & 12C, George Senkler, applicant

This plan creates a new parcel, Parcel A, to be joined, presumably through a later ANR plan, to lot 12C, which would make lot 12C a total of 5.01 acres

Freedman **moved to endorse as Approval Not Required the Plan of Land in Carlisle, Massachusetts drawn by Stamski and McNary for George Senkler, applicant, dated March 8, 2005 for 523 Curve Street, showing the creation of Parcel A from Lot 12.** Bahr seconded the motion and it carried 6-0.

ANR Plan, 1174 Bedford Road (corner of Skelton Road), Map 11, Parcels 9 & 9A, New Locust Realty Trust, applicant

This plan divides the parcel into two 2-acre lots.

Freedman **moved to endorse as Approval Not Required the Plan of Land in Carlisle, Massachusetts drawn by Stamski and McNary for New Locust Realty Trust dated March 17, 2005, showing creation lots B-1A and B-2A at 1174 Bedford Road.** Boulé seconded the motion and it carried 6-0.

GIS

Hara reported that the work that was originally contracted to the GIS consulting firm (Applied Geographics) has now been received. She reported that she, Janice Bernsee, and the PA met with Applied Geographics last week. Bernsee gave them a list of work that needs to be done to complete the second contract, and Applied Geographics gave the PB a disc of the first contract. Hara and Bernsee reviewed the first few sheets of the disc and noted that it appeared to be almost complete. If the corrections are of the same scope as on the first few sheets, then they will make any final corrections in-house rather than asking AG to make them. Overall, she reported, they are making very good progress.

Request for comments on “Emergency Access Plan” prepared for Costello property including and adjacent to 216 Cross Street and Bingham Road

Hara, Freedman, and Gonzales reported on their meeting with Deputy Chief White regarding cistern placement and turning radii in the proposed development on Cross Street. All agreed that it was a very good working session.

Members said that the pond that had previously been thought a possible source of emergency water has since been found to be only a seasonal pond, but that a compromise of three cisterns was reached (two at entrances to Cross Street, and one at intersection of streets within the subdivision although, they said, the Deputy Chief would also like one more cistern on Bingham Street to support the neighboring area.

Members reported that the Deputy Chief clarified the fire department’s needs regarding the size of the cul-de-sacs. He had told them that a larger radius does not necessarily mean more pavement, that the paved portion can be narrower if the radius is large enough for the trucks to turn around. Also, that the shape of the cul-de-sac is important because, for example, he said it is easier to turn in a teardrop- than a lollipop-shaped cul-de-sac.

Board members agreed to report to George Dimakarakos of Stamsky & McNary on PB consensus for three cisterns, and teardrop-shaped cul-de-sacs with narrower pavements and larger radii.

Members reported that the Fire Department is expected to develop a comprehensive plan for cisterns throughout the Town, which FinCom had requested of them. Members said that if the PB had a comprehensive plan for the Town, it should include a utilities plan in which existing cisterns would be included. Members also discussed the possibility of establishing a database of existing fire support using GIS.

Bicentennial Celebration

The Board reviewed the request of 1/24/05 from the Bicentennial Committee for the Board’s reservations for the bicentennial play, dinner dance, and t-shirts, as well as participation in a plan to abstain from driving on Sunday afternoons. The Board decided there was no need for an official response.

CPA

The Board reviewed a notice of a CPA workshop on 3/31/05, which no one is able to attend because of schedule conflicts.

Request for review of the Comprehensive Permit Application for “Carlisle Woods,” adjacent to 926 Maple Street at Billerica town line, application of Massapoag Real Estate Development Corporation (Request of Zoning Board of Appeals)

The PB reviewed the BOA’s decision but had no further comments.

Benfield Parcel A Planning Task Force update from Phyllis Zinicola

Zinicola reported that the Task Force has so far received a response from one archeologist.

Affordable Housing Committee update from Louise Hara

The Affordable Housing Committee is preparing for the needs assessment meeting on 3/31/05.

Wireless Bylaw Subcommittee

Boulé reported that he would like to get started. Bahr and Gonzales volunteered to serve on this subcommittee. Freedman said he would review his wireless file and supply Boulé with whatever he had that seemed relevant.

Discussion of strategy with regard to pending litigation, Valchuis et al. v. Planning Board, Berry Corner Lane, Map 7, Parcel 29 (executive session)

Freedman moved and Zinicola seconded a **motion to go into executive session to discuss pending litigation regarding Berry Corner Lane, not to return to regular session.** The Board was individually polled and unanimously agreed to the motion.

At 10:35, Zinicola moved and Freedman seconded a **motion to come out of executive session and to adjourn.** The Board was individually polled and unanimously agreed to the motion.

Respectfully submitted,

Helen Boos
Administrative Assistant